

Mail-In Bid for Public Auction Sale

I, the undersigned, bid \$ _____ on the property described as: APN: 301-31-088
Known as:

Parcel 87 of Unit 1, as shown in Yavapai County Maps and Plats, Book 17, Page 12, and being a portion of Section 27, Township 24 N, R 9 W, Gila and Salt River Base and Meridian, County of Yavapai, State of Arizona, and being more particularly bounded and described as follows, to wit:

Beginning at a point for the SE corner of said Section 27; thence S 89 degrees 59' 31" W, 1321.22 feet; then N 00 degrees 04' 36" W, 1319.88 feet to the TRUE POINT AND PLACE OF BEGINNING; thence S 89 degrees 59' 28" W, 1321.86 feet; thence N 00 degrees 06' 16" W, 1319.86 feet; thence N 89 degrees 59' 26" E, 1322.50 feet; thence S 00 degrees 04' 36" E, 1319.88 feet to the TRUE POINT AND PLACE OF BEGINNING.

Excepting and reserving to seller, its successors, and assigns, a non-exclusive right of way easement for ingress and egress, for roadway and public utility purposes on, over, along and across the aforementioned parcel and being described as follows: The Northerly 40 feet thereof, The Easterly 30 feet thereof The Southerly 30 feet thereof, The Westerly 40 feet thereof EXCEPT: All mineral rights of every kind.

Lot 87 is a 40 acre parcel located in area commonly known as Antelope Valley Ranches Phase I.

that is offered for sale by public auction on **September 19, 2007**. I enclose my payment of

\$ _____, which is 20% of my bid and authorize the enclosed payment to be applied against the sale price, if I am the successful bidder. Increments are at the discretion of the auctioneer as dictated by the live bidding.

I understand that this mail-in bid must be received at the address below by **September 19, 2007** to be included in the sale, with the balance due to be paid in full no later than **September 21, 2007**

NOTE: the form of payment and/or bid must comply with the Terms of Payment as stated on the *Notice of Public Auction Sale*. **(DO NOT SEND CASH)**

Bidder's Name (Print) _____

Bidder's Phone Number _____

Bidder's Address: _____

By submitting this mail-in bid, I understand that:

This is a mail-in bid for a public auction sale, and it is not a sealed bid sale; I must comply with all other conditions as stated in the Notice of Public Auction Sale. There are advantages that I am forgoing by not being present at the actual sale, such as inspecting the property, hearing any statement by the taxpayer or lien holders, and engaging in open, competitive bidding. If I am the successful bidder, I am responsible for payment of the balance of the bid amount no later than **September 21, 2007**.

SIGNATURE OF BIDDER: _____

Submit the bid in a securely sealed envelope with your name, address and date of sale on the upper left corner of the envelope. Address to submit MAIL-IN BID and Deposit:

Internal Revenue Service
Fidel Atencio, PALS
40 West Baseline Rd. Suite 212
Tempe, AZ 85283

Annotate the envelope with the following statement: '**MAIL-IN BID - TO BE OPENED BY PALS ONLY**'